HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
November 18, 2025

APPROVED Minutes

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 4:00 P.M.

Mayor Franco called the meeting to order at 5:04 p.m. and welcomed everyone present. She explained that UDOT (Utah Department of Transportation) would present in the six-o'clock hour, at the Regular Meeting, and give their presentation during the General Business section of the agenda. She moved the meeting forward to agenda item two of the Work Meeting.

City Council Present:	Mayor Heidi Franco Council Member Yvonne Barney Council Member Aaron Cheatwood Council Member Mike Johnston Council Member Sid Ostergaard Council Member Scott Phillips
Staff Present:	City Manager Matt Brower Assistant City Manager Mark Smedley Community Development Director Tony Kohler Planning Manager Jamie Baron Planner Jacob Roberts Finance Director Sara Jane Nagel City Engineer Russ Funk City Recorder Trina Cooke Building Official Curt Davis Officer Josh Weisher Chief of Police Parker Sever

Staff Participating Remotely: City Attorney Jeremy Cook, Public Works Director Matthew Kennard, IT Specialist Anthon Beales, Deputy City Recorder Robin Bond, Human Resources Director Cherie Ashe, Assistant City Manager J. Mark Smedley, Engineering Technician Desiree Muheim, Engineer Kyle Turnbow, City Engineer Russ Funk, and Accounting Technician Wendy Anderson.

Also Present: Randall Williford, Rachel Kahler, Morgan Murdock, Jacob Ballstaedt, Jason Glidden, Wyatt Woollsy UDOT, Pam Patrick, Di Ann Duke Turner, Andrea Clayton UDOT, Craig Hancock UDOT, Scott Laneri, Ryan Bunnell, Hannah Wilkinson, Isaac Hunsaker, Willa Motley, Daniel Monzello, Grace Doerfler, Rob Heywood, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (Names are written as signed-in online) Catherine, Jeremy, A, Aubrey Larsen LDI, B, Brent, Bryson, Christi, Grace Doerfler KPCW, Jen, RK, RWC, Ryan, Scott Laneri, Steve Jones, and Todd Anderson.

1. Utah Department of Transportation (UDOT) Environmental Impact Statement (EIS) Update (Craig Hancock) - *20 min*

Utah Department of Transportation (UDOT) presented after the public comment period during the Regular Meeting. Craig Hancock provided a brief update of the Environmental Impact Statement (EIS) Study. At the recommendation of Council, UDOT planned to wait until after the holidays to publish the EIS results and begin the 60-day public comment period for the EIS Study. Study draft results would be released in January 2026. He described the community outreach that was planned.

2. Heber Valley Funeral Home Caretaker Dwelling (Jacob Roberts, Planner) - *20 min*

Heber City Planner Jacob Roberts explained the request of the Heber Valley Funeral Home to build a caretaker dwelling on the property as detailed in the attached Staff Report. The location of the Heber Valley Funeral Home was in a zone that prohibited an accessory dwelling unit (ADU). Bridger Hanson, an employee of the funeral home, was present to answer Council's questions. His fiancé was the mortician at the funeral home and the two hoped to live in the proposed ADU. Council discussed design and architecture guidelines in the existing zone; whether to consider a design exception for the proposed dwelling unit; that the proposed ADU would provide workforce housing; and the size of the ADU. Staff would proceed with the development agreement process to permit the ADU and return to Council with the draft agreement and alternate design options.

3. Potential Development and Rezone Located at 830 to 844 East Center Street (Tony Kohler, Community Development Director, Jacob Ballsteadt) - *40 min*

Community Development Director Tony Kohler described the wish of the potential property buyer to purchase the property if the Council was willing to consider a rezone and permit the construction of townhomes. Mr. Kohler explained that Staff wished to discover Council interest and gauge support of said proposal prior to embarking in the zone-change process. Jacob Ballsteadt, representing the potential property purchaser Garbet Homes, shared a presentation as included in the meeting materials. He provided an image of a possible trail portion along the canal that ran through the property.

Mr. Ballstaedt explained that the company aimed to build green, energy-efficient homes. Garbet Homes wished to provide attainable housing with the townhomes. Jason Gliddon with Mountainlands Affordable Housing was present to assist with the discussion if needed. Council discussed a potential partnership with the City for essential worker housing; the requested density; proposed building height; the AMI (average median income) cut-off; landscaping elevations; and the City's desire to work with Garbet Homes and reach mutually agreeable terms and provide attainable housing.

Mr. Gliddon felt a redesign for added density would be required to achieve the AMI Council wanted. Council discussion resumed regarding providing all "for sale" and deed-restricted units; trail alignment; how to keep the established trees; parking for visitors; and the potential of including internal accessory dwelling unities (ADUs) to offer additional income for homebuyers.

4. Special Meeting Convening Process (Matt Brower, City Manager, Jeremy Cook, City Attorney) - *10 min*

City Manager Matt Brower recalled the special meeting held on November 6th, 2025, and the question of whether proper procedure had been followed. Conclusion was for Staff to seek the Mayor or two Council Members support, with their names to be listed on the agenda, when noticing special meetings going forward.

With remaining time on the Work Meeting agenda, Mayor Franco called for the communication items to come forward.

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the Regular Meeting to order at 6:21 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Yvonne Barney, Council Member)

Council Member Barney led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Scott Phillips, Council Member)

Council Member Phillips read from a talk given by past President of the Church of Jesus Christ of Latter-day Saints Thomas S. Monson about gratitude in honor of the Thanksgiving season. President Monson recalled the bible story of the ten Lepers that had been healed by Jesus and only one of the Lepers had thanked Jesus.

Mr. Monson had said: "Like the leprosy of yesteryear or the plagues of today, they linger, they debilitate, they destroy. They are to be found everywhere. Their pervasiveness knows no boundaries. We know them as selfishness, greed, indulgence, cruelty, and crime, to identify but a few. Sure-fitted with their poison, we tend to criticize, to complain, to blame, and slowly but surely to abandon the positives and adopt the negatives of life. A popular refrain from the 1940s captured the thought: accentuate the positive, eliminate the negative, latch on to the affirmative, don't mess with Mr. In-Between. This is a wonderful time to be living. Our opportunities are limitless. While there are some things wrong in the world today, there are many things right, such as teachers who make it, parents who sacrifice, and friends who help. We can lift ourselves and others as well when we refuse to remain in the realm of negative thought, and cultivate within our hearts an attitude of gratitude. If ingratitude be numbered among the serious sins, then gratitude takes its place among the noblest of virtues." - Thomas S. Monson.

Council Member Phillips thanked his fellow Council Members for volunteering to do the job, stating that it was not an easy job. He thanked the staff that worked with Council and worked countless hours preparing the meetings to help the Council make good decisions. He thanked the Police and Public Works departments for all the work they did for the citizens of Heber City. Council Member Philips wanted to express his gratitude for them during the Thanksgiving season.

IV. CONFLICT OF INTEREST DISCLOSURE:

Council Member Johnston disclosed he had a conflict with Action Item three regarding the Bush Annexation.

V. PUBLIC HEARINGS: (Council May Take Action Following Public Comment and Upon Conclusion of the Public Hearing)

1. Public Hearing and Possible Adoption of the First Budget Amendment for Fiscal Year 2026 Resolution 2025-17 (Sara Nagel, Finance Manager) -

Finance Director Sara Jane Nagel provided a budget request summary for the 14 budget amendments as listed in the meeting materials.

Mayor Franco opened the Public Hearing at 6:49 p.m.

Di Ann Duke Turner said she had viewed the recording for the County Parks and Rec Meeting where Mr. Davies had proposed the land purchased from her family by the City be used for a tennis facility. She further read the discussion of the board where they had stated the County had been working with Council Member Phillips. She said no-one had spoken with her or any member of the Duke family about installing tennis courts on the land the Duke family had sold to the City. She asked when Council Member Scott Phillips had spoken to her brother Dean.

Council Member Phillips said he had not spoken to Mrs. Turners brother and said that was why he had gone to see her was to ask her directly. Her cousin, Corey Berg, claimed her two brothers were excited about the proposed tennis court but when she had spoken to her brothers, they indicated no knowledge of the plan. She asked who the "someone" and the "they" were that continued to be referenced.

Danny Monzello, resident, had looked through the budget materials online and recognized the overwhelming amount of work that was the budget. He had seen a Facebook post on Thursday about the meeting. He felt the budget information had been somewhat difficult to find online. Mr. Monzello recognized the importance of the budget. He proposed the City push back on new projects and focus on necessities. He felt the economy was fragile, there were families struggling, and he thought the City should be focusing on maintenance rather than future projects. He proposed a review of leasing versus buying for the funding for police cars to ensure the City was choosing the most fiscally responsible option. He expressed appreciation for the Council's level of fiscal conscientiousness.

Mayor Franco emphasized the importance of the Budget adoption and noted that over 70% of the budget was applied to employees salaries. City Manager Matt Brower further described the budgeting process and invited Mr. Monzello to participate in future budgeting processes. Mayor Franco asked staff to display the navigation of the City website and invited Mr. Monzello to apply to participate on the City's Audit Committee.

Patrick Saucier, resident and local mechanic, asked why admin staff at the Police Department would need an F350 truck. Chief of Police Parker Sever explained the admin trucks were used to transport heavy equipment and served the dual purpose for the use by admin when needed.

With no one further from the public coming forward to comment, the Public Hearing was closed at 7:06 p.m.

Motion: Council Member Phillips made the motion to approve Resolution 2025-17 for the first budget amendment in the Fiscal Year 2026 Budget with the findings and conditions as presented in the conclusion above.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

2. Ordinance 2025-28 Adopting a Facilities Master Plan Including Capital Facilities Plans, Impact Fees Written Analysis, and Impact Fee Enactment (Russ Funk, City Engineer)

City Engineer Russ Funk shared the purpose of the proposed updates to the Heber City infrastructure and impact fees plans as detailed in the attached Staff Report, meeting materials, and presentation. He explained that infrastructure growth that came with development was paid for by the developers through the collection of impact fees.

Engineering Consultant Willa Motley walked through the presentation and explained the infrastructure needs that came with growth. She provided a population projection from 2025 at approximately 22,000, to 2045 at an estimated near 45,000 population. She provided a land use projection map, and reviewed the following updates proposed as included in the attached presentation:

- culinary water-use projections
- water project costs
- future sewer and sewer project costs
- streets
- pressurized irrigation (PI) and PI water rights and shares
- Parks and trails system and costs
- summary of overall costs of improvements

Council Member Johnston indicated that he supported the streets impact fee discount for commercial businesses because at least half of the street impact was from existing residents.

Mr. Funk and Ms. Motley outlined the extensive process to estimate the costs for all the needs of the community. Council discussion followed.

Mayor Franco opened the Public Hearing at 8:21 p.m. With no one coming forward to comment, the Public Hearing was closed at 8:22 p.m.

Motion: Council Member Johnston moved to approve Ordinance 2025-28 adopting a Facilities Master Plan including Capital Facilities Plans, Impact Fees Written Analysis, and Impact Fee Enactment, with his comments on the street non-residential trips.
Second: Council Member Phillips made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

VI. CONSENT AGENDA:

Motion: Council Member Phillips moved to move the banner Action Item to the Consent Agenda and to select banner design option number two and approve the Consent Agenda.
Second: Council Member Cheatwood made the second.
Discussion: Council Member Barney wanted the banner design to have an outline on the mountains to help them stand out. Banner designer Ryan Bunnell proposed the mountains have a radiant back-light. Council majority agreed. The Mayor wished to have the Declaration of Independence mentioned on the banner instead of Heber City being listed twice. Mr. Bunnell explained the branding had been provided by the State, along with grant money, and the City was required to follow the style guide provided in order to accept the grant money.
Called the question: Council Member Phillips called the question.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

1. Approval of October 7, 2025, City Council Meeting Minutes and October 21, 2025, City Council Meeting Minutes (Trina Cooke, City Recorder)

2. Addendum #4 to UDOT Cooperative Access Agreement for North US-40 (Russ Funk, City Engineer)

VII. PUBLIC COMMENTS: (3 min per person/20 min max)

Pam Patrick stated that she had spoken with some veteran groups who had informed her that if you wanted to help a veteran, you should help them get a job. She said some of the veterans she had spoken with had not been able to find jobs. Ms. Patrick read a statement from Utah Code Title 71: Governing Veterans' Preference. She distributed information to Council as attached to the end of the meeting minutes. She paraphrased the handout that the code governing veterans' preference was enacted in 1992. The legislation mandated that government entities, encompassing the state, counties, municipalities, special districts, and other political subdivisions grant veterans preference for employment. She thought it was important to know that we should give our veterans a preference. Human Resource Manager Cherie Ashe informed that the City did give preference to the veterans when they applied for City positions.

Danny Monzella had lived in high-density homes and noticed more of that style development being built in Heber. He had observed the success of the Self-Help homes and felt that style of development provided an excellent sense of community and offered a preferred alternative to high-density housing. He proposed the City Council promote more of the Self-Help home style of development in Heber City.

Patrick Saucier shared that he had lived in Park City for ten years before moving to Heber City and had been in Heber City for ten years now. He noted the absence of recreation in the Master Plan and recommended more focus be placed on recreation.

Catherine had noticed the Christmas lights at the Main Street park and asked if they would be on all night every night through Christmas. She asked if the City would turn the lights off at the Main Street park and Festival Street. She questioned the dark-sky efforts of Heber City. Public Works Director Matthew Kennard advised that the Festival Street lights would be turned off at the end of the event each night. Catherine said it was so bright that she could see plain as day at two-o'clock in the morning. She said the Karl Malone car lot was very bright across Main Street. City Manager Matt Brower stated that the Christmas lights were temporary and would be removed once the season ended.

Mayor Franco called upon the UDOT (Utah Department of Transportation) representatives to provide their EIS (Environmental Impact Statement) update that had been moved from the first agenda item of the meeting

VIII. GENERAL BUSINESS ITEMS:

1. Monthly Development Report (Jamie Baron, Planning Manager) - *10 min*

Planning Manager Jamie Baron shared the presentation as included in the meeting materials. He reviewed the number of land-use applications received, site plans for 677 S Main, including initial renderings for the commercial architectural design; Harvest Village multi-family concept; Highlands phase 2 - final plat; the Edge Final Plat, and a few honorable mentions.

IX. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Certification of Election Report by the Municipal Legislative Body Acting as the Board of Canvassers (Trina Cooke, City Recorder) - *10 min*

City Recorder Trina Cooke, in the role of Election Official, presented the Election Report, including the Election Results, to the Council, acting as the Board of Canvassers, as attached in the meeting materials. Heidi Franco had been reelected as Heber City Mayor, Yvonne Barney had been reelected to the City Council, and Morgan Murdock had been elected to the second open City Council seat.

Motion: Council Member Cheatwood made a motion to certify the Election Report as presented.
Second: Council Member Barney made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

2. America 250 Banners Selection (Ryan Bunnell) - *15 min*

This agenda item was approved with the Consent Agenda.

Motion: Council Member Phillips had moved to move the banner Action Item to the Consent Agenda and to select banner design option number two and approve the Consent Agenda.
Second: Council Member Cheatwood made the second.
Discussion: Council Member Barney wanted the banner design to have an outline on the mountains to help them stand out. Banner designer Ryan Bunnell proposed the mountains have a radiant back-light. Council majority agreed. The Mayor wished to have the Declaration of Independence mentioned on the banner instead of Heber City being listed twice. Mr. Bunnell explained the branding had been provided by the State, along with grant money, and the City was required to follow that style guide.
Called the question: Council Member Phillips called the question.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

3. Ordinance 2025- 25 Bush Annexation (Jamie Baron, Planning Manager) - *30 min*

Planning Manager Jamie Baron reported that, at Council's request, Staff had compiled additional information regarding the proposed Bush Annexation. The updated materials included: (1) proposed storage barn elevations, (2) a site plan, (3) a letter of support from the adjacent property owner whose road was included in the annexation area, and (4) proposed amendments to Sections A and B of the Development Agreement. Council reviewed and discussed each of the items presented and noted their concerns.

Mayor Franco opened the discussion for public comment at 9:35 p.m.

Mike Dixon, who owned the property next door to Mr. Bush, commented that the Council was considering allowing a commercial business next door to his property and possible apartments on the upper level that was not in the original concept. He recalled that Mr. Bush claimed to have filed for an injunction with a judge to grandfather and permit his illegal building. He said Mr. Bush had built the structure before he owned the property in 2006 or 2007. Mr. Dixon pointed out that the development agreement stated that the building must be removed by July 2026. The materials that Mr. Bush was supposed to remove had just been relocated to the southeast corner of the property. Mr. Dixon said the materials had been exposed to the elements for over 15 years and had only recently been tarped. He felt that this, along with Mr. Bush's history with the County, revealed Mr. Bush's intentions with the City. Mr. Dixon thought this should nullify the development agreement between the City and Mr. Bush. He did not think City staff and revenues should have to deal with the issue when the County had an ongoing lawsuit against Mr. Bush.

Mr. Dixon stated that the road was not wide enough for Mr. Bush to develop the property and UDOT had no intention of taking their properties to enhance the existing road. For these reasons, Mr. Dixon requested the City deny the proposed annexation.

Council Member Cheatwood read a public comment received via email from Kate Becker as attached at the end of the meeting minutes.

The Public Comment period was closed at 9:48 p.m.

Motion: Council Member Phillips moved to accept Ordinance 2025-25 to approve the Bush Annexation based on the findings and restrictions, the proposed plan that had been implemented, and to require a cash letter of credit to ensure the property clean-up was completed on time.
Second: Council Member Ostergaard made the second.
Discussion: Planning Manager Jamie Baron asked if Council wanted staff to determine the amount of the bond and to provide the timeline for Mr. Bush to complete the work.
Amended Motion: Council Member Phillips moved to amend his motion to include that the amount of the bond was to be determined by Staff and filed with the City prior to recording the annexation; that the site plan and elevations be included in the agreement with Ordinance 2025-25; the zoning to be University Village; and any findings and conditions outlined in the Staff Report.
Voting Yes: Council Members Phillips, Ostergaard, and Cheatwood.
Voting No: Council Member Barney.
Council Member Johnston had recused himself from the vote.
The **Motion Passed 3-1.**

4. Ordinance 2025-29 Adopting the Water Conservation Element of the General Plan (Jamie Baron, Planning Manager) - *20 min*

Motion: Council Member Barney moved to extend the meeting with a hard stop at 10:30 p.m., and to continue agenda items four and six to the December 2 meeting
Second: Council Member Johnston made the second.

Replacement Motion: Council Member Cheatwood moved to approve Ordinance 2025-29, adopting the Water Conservation Element of the General Plan and to extend the meeting without a firm stop and go into the remaining items as stated on the agenda
Second: Council Member Phillips made the second.
Discussion: Mayor Franco noted the General Plan map did not align with the Annexation Policy Plan map. Mr. Baron confirmed he would be able to correct the map contradiction as pointed out by the Mayor. Council Member Barney felt it was inconsiderate to staff and the public to continue with the meeting without a hard stop and reminded Council that the policy stated that Council would not extend meetings past 10:30 p.m.
Vote for the second motion as made by Council Member Cheatwood:

Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Johnston.
Voting No: Council Member Barney.
The **Motion Passed 4-1.**

Vote for the first motion made by Council Member Barney:
Voting Yes: Council Member Barney.
Voting No: Council Members Phillips, Ostergaard, Cheatwood, and Johnston.
The **Motion Failed 1-4.**

5. Resolution 2025-20 Amending the Heber Valley Airport Bylaws (Matt Brower, City Manager) - *20 min*

City Manager Matt Brower recalled the last amendment to the Airport Advisory Board (AAB) Bylaws had been in 2023, to include the Fixed Base Operator (FBO), as a voting member of the board. The new amendment proposed in Resolution 2025-20 clarified that the CEO or a corporate officer could represent the FBO on the board. Mayor Franco asked that a list of corporate officers be delivered to the AAB secretary.

Motion: Council Member Cheatwood made the motion to approve resolution 2025-20 amending the Heber Valley Airport Advisory Board bylaws as stated in the Staff Report.
Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

6. Drafting of a Heber City Communications Policy (Scott Phillips, Council Member) - *10 min*

Council Member Phillips read the summary supporting the adoption of a communications policy found in the Staff report. He felt communication was key between the City and the constituents and it was important to draft a communication policy to hold the City to a standard for communications provided to the community. Council Member Johnston felt it was an important discussion

Motion: Council Member Cheatwood moved to direct staff to draft a comprehensive communication policy, substantively following the outline provided in the Staff Report with the guidelines about neutrality and the guidance overall to maintain clear communication and remove opportunities for litigation. To add to the policy, a recommendation that newsletters, no matter who wrote them, himself included, be given final review by legal counsel before being sent out, to ensure there was nothing legally impermissible included. To recommend that, as part of the communication items periodically, whether it was monthly or quarterly, that this the Council or Staff would think of questions or issues that they wanted to ask the residents.

Motion continued: Suggestions as primers for surveys that would become a part of Council's normal process to standardize what they would talk about, what did Council want hear, what they wanted to understand, and that Council would talk about it, decide what the survey would look like, and establish a way of consistently and frequently reaching out to residents to ask for input
Discussion: Mayor Franco proposed professional surveys. Council Member Cheatwood felt professional surveys might be useful in the future but for the time being, he wanted staff to propose a policy. He felt it was important that surveys distributed to the community come from Council as a whole, having discussed the questions to be asked and encouraging community engagement. Council Member Ostergaard supported the Council as a whole deciding survey questions and asking staff for input. Mayor Franco proposed additional properties for the newsletter to make it more professional and engaging. Council Member Cheatwood clarified that the intent of his motion was to enable staff to obtain best practices for a communication policy to allow Council to present a united front and make it clear that no single member was trying to push an agenda.
Second: Council Member Ostergaard made the second.
Discussion: Council Member Cheatwood wished to have legal counsel review newsletters prior to distribution in order to avoid implicating the City. Council Member Barney had collected four years of newsletters and had found only two instances of anything questionable or political in the content. She felt that if staff had concerns, staff should be more forthcoming. She felt a policy was a good idea but did not think it was necessary to have a legal review of the newsletter. She had researched policies in other communities and felt they were very basic. She was concerned about violating freedom of speech of the Council. Mayor Franco recalled the Ranked Choice voting pamphlet that had been distributed to the community that had not been reviewed by staff or the Council. She felt it had been very one-sided and wanted to ensure the policy included Council review of information distributed. Council Member Cheatwood clarified that he hoped legal would oversee his words by way of protection to prevent possible implication of the City. Council Member Phillips said that any political person could put what they wished to on their own political website but that it was inappropriate to use a City email to send a survey, or promote an event, that was not previewed nor approved by the Council. He thought it was misleading to the public and he wanted the Council to have consistency with the public. He felt a good example of misinformation was when incorrect voting instructions were provided for Ranked Choice voting. He felt proper vetting by the staff that held the institutional knowledge would be helpful.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, and Johnston.
Voting No: Council Member Barney.
The **Motion Passed 4-1.**

X. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

Motion: Council Member Ostergaard moved to recess as the Heber City Council and convene as the CRA (Community Reinvestment Agency) Board.

Second: Council Member Phillips made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**
The CRA meeting convened at 10:30 p.m.

1. Consider Support for an Interlocal Agreement for the New London CRA (Community Reinvestment Agency) Project (The Ritchie Group)

Rob Heywood, representing the Ritchie Group, explained their return to Council to respond to the feedback received at the previous meeting. The group hoped to present compelling evidence for the Council to support their CRA proposal. Ryan Ritchie, with the Ritchie Group, walked through the presentation as included in the meeting materials. He noted that impact fees could be considered a deterrent for commercial businesses. He listed the enhancements that could be provided to the community with the CRA tax increment versus the product that would be provided without the CRA tax increment. The presentation included a proposed development design for a commercial development including a parking structure, office space, restaurants, open area green-space with a community gathering area and potential for a winter ice-ribbon. The group was asking for Heber City to support their plan as they proposed the CRA to additional entities. Mr. Ritchie described the incentivization to build a better project that would increase City revenues by creating a return on investment.

Motion: Council Member Johnston moved to support the project as th project moved forward to glean support from the three other entities.
Second: Council Member Phillips made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: Council Members Cheatwood and Barney.
The **Motion Passed 3-2.**

XI. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

Motion: Council Member Barney moved to adjourn as the CRA board and reconvene as the Heber City Council.
Second: Council Member Phillips made the second.
Voting Yes: Council Members Phillips, Ostergaard, Cheatwood, Barney, and Johnston.
Voting No: None.
The **Motion Passed 5-0.**

XII. COMMUNICATION:

City Manager Matt Brower communicated the following items:

- he recalled the 2022 Tri-party agreement between Heber City, Charleston, and Twin Creeks Special Service District, allowing Charleston to use City infrastructure for sewage shipment to the treatment plant. Charleston Town was now seeking to terminate the agreement.
- Mill Road School crossing update provided by City Engineer Russ Funk - the project was ready to go out to bid but he was seeking Council direction for the timing as winter was coming. He felt it would be wiser to wait until spring. Council consensus agreed. Officer Josh Weisher shared the crosswalk was the busiest in the City and the complaints ebbed and flowed. Mr. Funk recalled the traffic mitigation plan that the Council had previously approved. Mayor Franco was concerned about the safety of the children in the interim. Mr. Funk proposed relocating some flashing lights to the intersection and Officer Weisher agreed to approach Chief of Police Parker Sever for more police presence.
- the Airport Lease 101 discussion would be during the December 2, 2025, Council Meeting. The presentation and discussion would cover airport finances, types of leases, length of leases, rates, and basic terms.
- Aero Airlines intended to offer private charters to the Heber Valley Airport for the ski season.
- Daniel Road Roundabout art-piece would be installed the following week
- Heritage Farms Parkway irrigation line installation was complete.
- all 10 licenses with residents on Valley Hills Drive had been executed.
- a subcommittee for the existing Wasatch County administrative building parcel visioning had been formed - the City would be working with County on what could exist in the future once the County's administrative staff vacated the building.
- the Purchase/Sale agreement for the City to buy the old Wasatch County Fire Station building was being negotiated.
- downtown parking signs to designate public parking for the community would be installed.
- a shared parking agreement with business owner Tonya Olsen would be forthcoming.
- Mountainlands Affordable Housing Representative Jason Gliddon had created a lottery application system for the affordable housing units that were for sale in Jordanelle Ridge. There had been 27 applications submitted. Mr. Glidden described the process of elimination based on qualifications that would be followed to find the top five qualified applicants and the final steps that would be followed to determine who would receive the opportunity to purchase the homes.
- the Old fashioned Christmas and the Staff Party would be on Friday, December 5, 2025. There would be two locations for the City-wide event: one at the Tabernacle building and the other at the Main Street Plaza.

- there would be lights on Festival Street programmed Thursday through Saturday from 5:00 p.m. to 9:00 p.m. in the month of December.

Mayor Franco asked for an update on the status of the parking striping on 100 East. There were big trucks parking behind the Labrum Ford lot causing safety concerns for drivers. Willa Motley, consulting Engineer with Horrocks Engineering, provided an update on the status of the striping project. The contractors had completed a portion of the striping but had not completed the project. There was additional concern that it appeared some of the striping had attempted to be erased and there was a homeowner that felt they owned the street parking in front of their home.

XIII. CLOSED MEETING: (As Needed)

No Closed Meeting was held.

XIV. ADJOURNMENT:

Motion: Council Member Barney moved to adjourn.
Second: Council Member Phillips made the second.
The meeting adjourned at 11:28 p.m.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Trina Cooke, City Recorder